

CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Docket Item #8
SPECIAL USE PERMIT #2007-0001

Planning Commission Meeting
March 6, 2007

ISSUE: Consideration of a request for a special use permit to expand an existing light auto repair business.

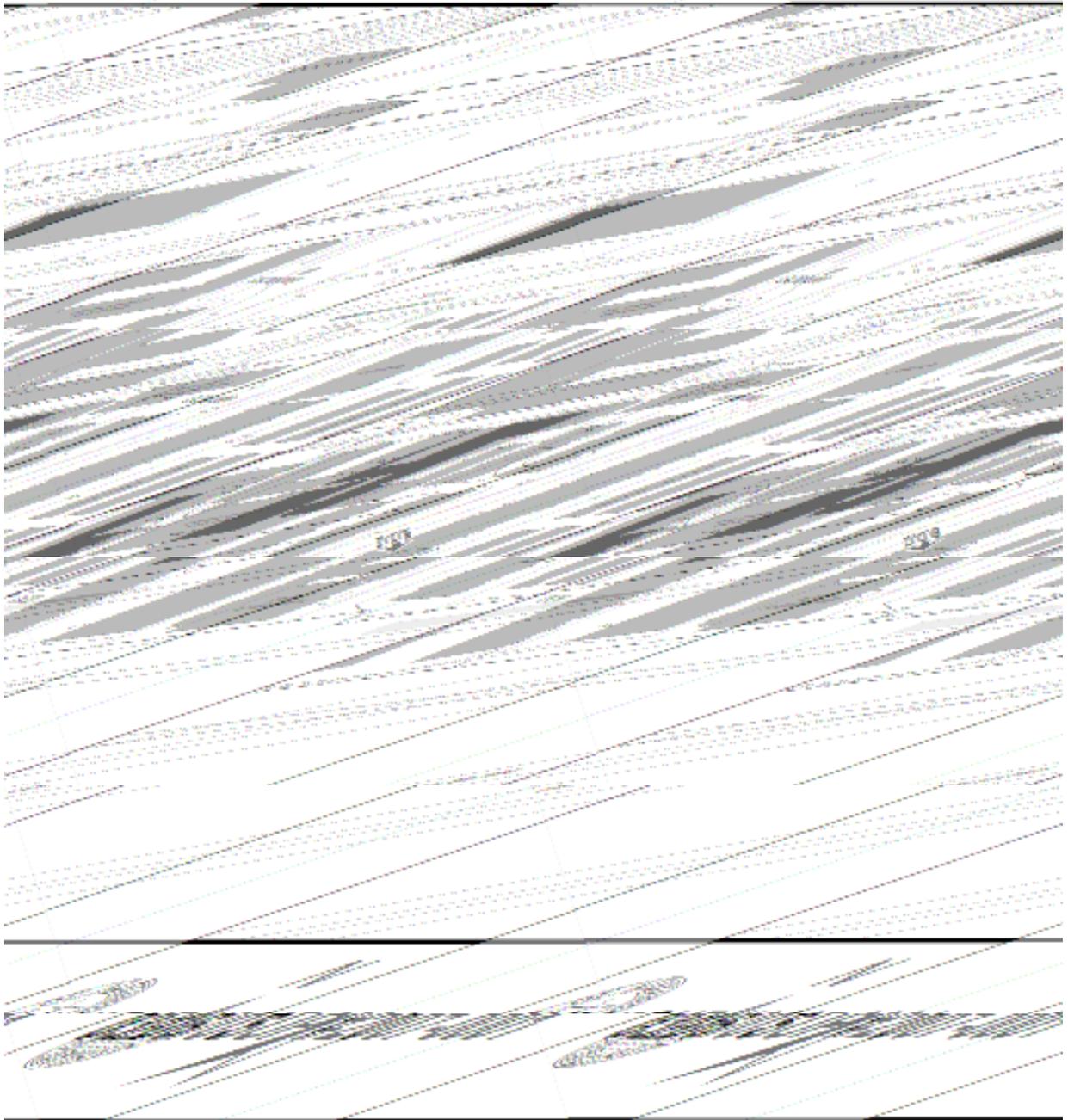
APPLICANT: Carlos Flores
Van Dorn Auto Repair

STAFF: James Hunt, Planner
james.hunt@alexandriava.gov

LOCATION: 4938 D Eisenhower Avenue

ZONE: OCM-100/Office Commercial Medium

STAFF RECOMMENDATION: Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



I. DISCUSSION

REQUEST

The applicant, Carlos Flores, requests special use permit approval to expand an existing light auto repair business at 4938 D Eisenhower Avenue.

SITE DESCRIPTION

The subject property is part of one lot of record with 455 feet of frontage on Eisenhower Avenue, a depth of approximately 795 feet and a total lot area of 8.529 acres. The site is developed with the 'BuildAmerica Six' Industrial Park, a one-story warehouse with 150,000 square feet of floor area, 335 parking spaces, and more than 40 units, and occupied by a variety of light industrial/manufacturing/auto repair and storage uses.



The applicant currently occupies units B and C of 4938 Eisenhower Avenue (3,600 square feet). The applicant requests to expand into unit D for a total square footage of approximately 5,400 square feet.

BACKGROUND

On June 12, 2004, City Council granted Special Use Permit #2004-0044 for the operation of a light auto repair business, located at 4938 B-C Eisenhower Avenue, to Carlos Flores. On January 22, 2007, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found no violations of the special use permit.

PROPOSAL

The applicant requests approval to expand the existing light automobile repair business into 4938 D Eisenhower Avenue. The applicant proposes the additional space to conduct oil changes, tire changes and repair, as well as other light automobile repair work. The operation of the business, as proposed by the applicant, is as follows:

Hours:	Monday- Saturday 9am- 5pm (existing)
Number of employees:	2
Patrons per day:	3
Noise:	No noise impacts are anticipated

Odors: No odor impacts are anticipated

Trash/Litter: Low trash impacts are anticipated. Trash
will be collected everyday
except Sunday.

PARKING

Pursuant to Section 8-200(A)(17) of the Zoning Ordinance an automobile repair garage occupying 5,400 square feet is required to provide a minimum of five parking spaces (one space for each 400 square feet of floor area). The applicant proposes to provide 6 parking spaces, thus meeting and exceeding the technical parking requirement. Loading and unloading will occur during business hours on a loading space in front of the building's entrance.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the Office Commercial Medium 100 (OCM 100) zone. Section 4-1000 (S) of the Zoning Ordinance allows light automobile repair in the Office Commercial Medium zone only with a special use permit.

The proposed use is consistent with the Landmark/ Van Dorn Small Area Plan chapter of the Master Plan which designates the property for office/ industrial use.

II. STAFF ANALYSIS

Staff has no objection to the proposed expansion of the existing light automobile repair business. The new space will give the applicant an additional 1,800 square feet of space, while offering a total of 20 off-street parking spaces for the business. The applicant proposes no significant changes in the number of employees or the number of customers. The applicant has been operating at the existing location for over two years and staff is not aware of any issues with the operation.

In addition, staff maintains condition #9, allowing the applicant to operate longer hours than requested. Staff finds the increased hours will allow the applicant a more flexible schedule in which to operate.

With these conditions, staff recommends approval of the special use permit.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP2004-0044)

2. **CONDITION DELETED BY STAFF:** ~~The applicant shall provide at least five parking spaces. (P&Z) (SUP2004-0044)~~
3. All vehicles on the lot shall be stored in a neat and orderly manner. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP2004-0044)
4. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z) (SUP2004-0044)
5. Loading or unloading of vehicles, if any, shall take place on-site and during the hours of operation. (P&Z) (SUP2004-0044)
6. No repair work shall be done outside. All repairs of motor vehicles shall be conducted inside a building or structure that is approved by the Director of Planning and Zoning. (P&Z) (T&ES) (SUP2004-0044)
7. No banners, streamers, flags, or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on the premises may be displayed in accordance with Article IX, Section 9-100 of the Zoning Ordinance of the City of Alexandria, Virginia. (P&Z) (SUP2004-0044)
8. No vehicle parts, tires, or other materials shall be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P&Z) (SUP2004-0044)
9. The hours of operation shall be limited to between 6:00 A.M. and 8:00 P.M. Monday through Saturday. (P&Z) (SUP2004-0044)
10. All waste products including, but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers, or be discharged onto the ground. (T&ES) (SUP2004-0044)
11. The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Division of Environmental Quality on 703/519-3400, extension 166. (T&ES) (SUP2004-0044)
12. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. (Police)

13. The application of paints or coatings shall be prohibited at the site. (P&Z)(T&ES)(SUP2004-0044)
14. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP2004-0044)
15. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z) (SUP2004-0044)
16. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)
17. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)
18. **CONDITION ADDED BY STAFF:** The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)

STAFF: Richard Josephson, Acting Director, Department of Planning and Zoning;
James Hunt, Urban Planner.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

Carry forward previous conditions from SUP#2004-0044

- R-1 All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground.
- R-2 The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-519-3400 ext. 166.
- R-3 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services.
- R-4 All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line.
- R-5 The application of paints or coatings shall be prohibited at the site.

Code Enforcement:

- F-1 Plans for the proposed expansion are insufficient. Plans fail to show the means at which the applicant plans to expand into the adjoining space.
- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-2 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application. An inventory and MSDS sheets for hazardous materials are required.
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-5 The required mechanical ventilation rate for air is 1.5 cfm per square foot of the floor area. In areas where motor vehicles operate for a period of time exceeding 10 seconds, the ventilation return air must be exhausted. An exhaust system must be provided to connect directly to the motor vehicle exhaust.
- C-6 Electrical wiring methods and other electrical requirements must comply with ICC Electric Code 2000 for commercial repair garages of automobiles.

Health Department:

- F-1 No Comment

Parks and Recreation:

- F-1 No Comment

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703 838-4520 regarding a security survey for the business.
- F-1 The Police Department has no objections to the expansion of the automobile shop for the purpose of rebuilding motors.

**REPORT ATTACHMENTS
AVAILABLE IN THE PLANNING AND ZONING OFFICE**